



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
January 23rd, 2023 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
FAX: (215)-633-3609
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COUNCIL AGENDA
ADDENDUM

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **January 3rd, 2023 - Reorganization**
4. **Consideration** of a **Land Development** for:

| | |
|-------------------------------|-----------------------------|
| Applicant: | Rulon and Cook, Inc. |
| Location: | 3250 Oakford Avenue |
| Proposed Use: | Office |
| Zoning Classification: | LI – Light Industrial |
| Tax Parcel: | 02-004-307 |

[View Plans](#)

5. **Consideration of a Preliminary and Final Land Development** for:

Applicant: BCME Property Management, LLC c/o Edward Rodgers
Location: 4851 Street Road
Proposed Use: Addition – Honest Real Estate
Zoning Classification: BP – Business and Professional District
Tax Parcel: 02-004-184-001

[View Plans](#)

6. **Consideration and signing of Agreements** for:

Applicant: Chick-Fil-A
Location: 3621 Horizon Boulevard
Proposed Use: Addition - 2nd Drive-thru Lane
Zoning Classification: PCD - Planned Commercial Park District
Tax Parcel: 02-001-018-026

- A. Land Development Improvements Agreement
(5) Executed copies to be signed by Council upon consideration.
- B. Stormwater Best Management Practices Operations & Maintenance Agreement
(5) Executed copies to be signed by Council upon consideration.

7. Request for a **Waiver of Curb and Sidewalk Installation** subject to payment of a fee in lieu of:

Applicant: Frank Sadusky
Site Information: 3430 Trevoise Avenue
Tax Parcel: 02-004-150

7A. Consideration and signing of Agreements for:

Applicant: Guy E. Dalfo and Deborah Dalfo
Location: Bristol Road and Palm Avenue
Proposed Use: Addition – to be used as a Contractors Shop
Zoning Classification: HC – 1 Highway Commercial District
Tax Parcel: 02-001-018-026

- A. Land Development Improvements Agreement
(5) Executed copies to be signed by Council upon consideration.
- B. Stormwater Best Management Practices Operations & Maintenance Agreement
(5) Executed copies to be signed by Council upon consideration.

8. Public Comment

9. Other Business

10. Next Meeting: 02/13/23 - Adjournment

By: Joseph Knowles, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary.

Curfew for Council Meetings is 10:30 P.M.

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township's YouTube Channel, www.youtube.com/bensalemtownship. Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.